

5/11/2026 4:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492736

This Instrument Prepared by
and Return to:
Alexandra S. Glauser, Esq.
NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc Stamp-Deed: \$4,900.00

Purch. Price: \$700,000.00
Doc. Stamp.: \$4,900.00
Rec. Fee.: \$18.50
Parcel ID: 0023100004

WARRANTY DEED

This Warranty Deed is made this 8th day of May, 2026, by **Hector A. Borja, a married man**, whose mailing address is 2719 Third Street, Huffman, Texas 77336 hereinafter referred to as "Grantor," to **Dustin Crosson and Rachel Reichert, husband and wife, as a tenancy by the entirety**, whose mailing address is 2424 51st St, Sarasota, FL 34234, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Lot 33, Block "G", DESOTO ACRES, as per plat thereof recorded in Plat Book 4, Page 41, Public Records of Sarasota County, Florida.

The Parcel Identification Number of the above-described real property is 0023100004.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

Subject to governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

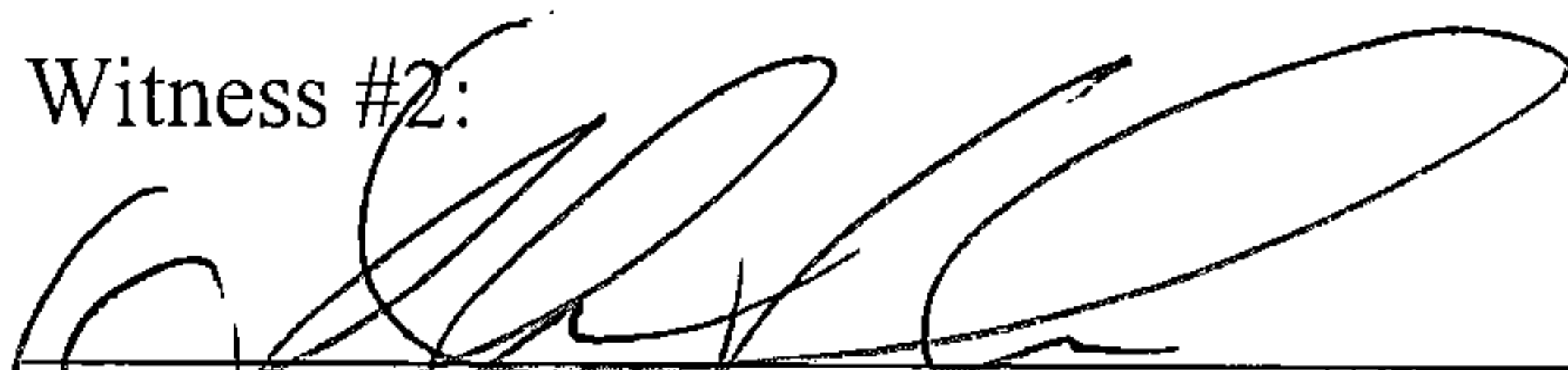
WITNESSES:

Witness #1:


Print Name: ALYSHA GONZALEZ
Address: 1819 Main Street Ste 610
Sarasota, FL 34236


Hector A. Borja

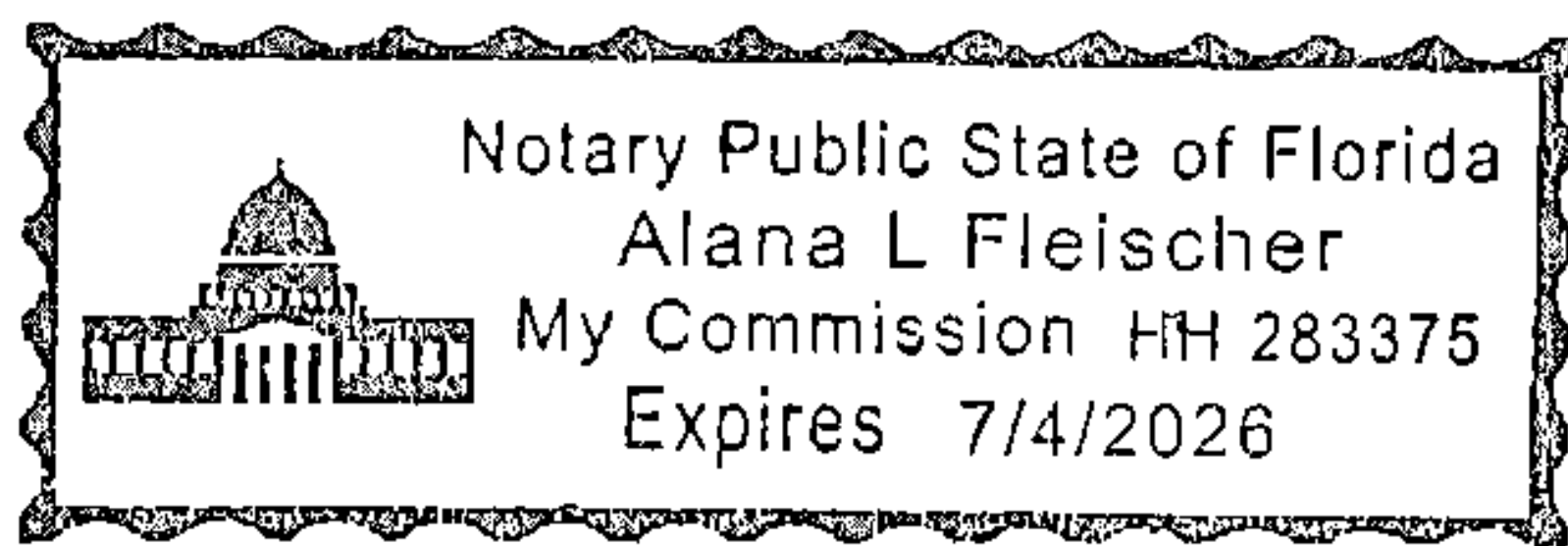
Witness #2:

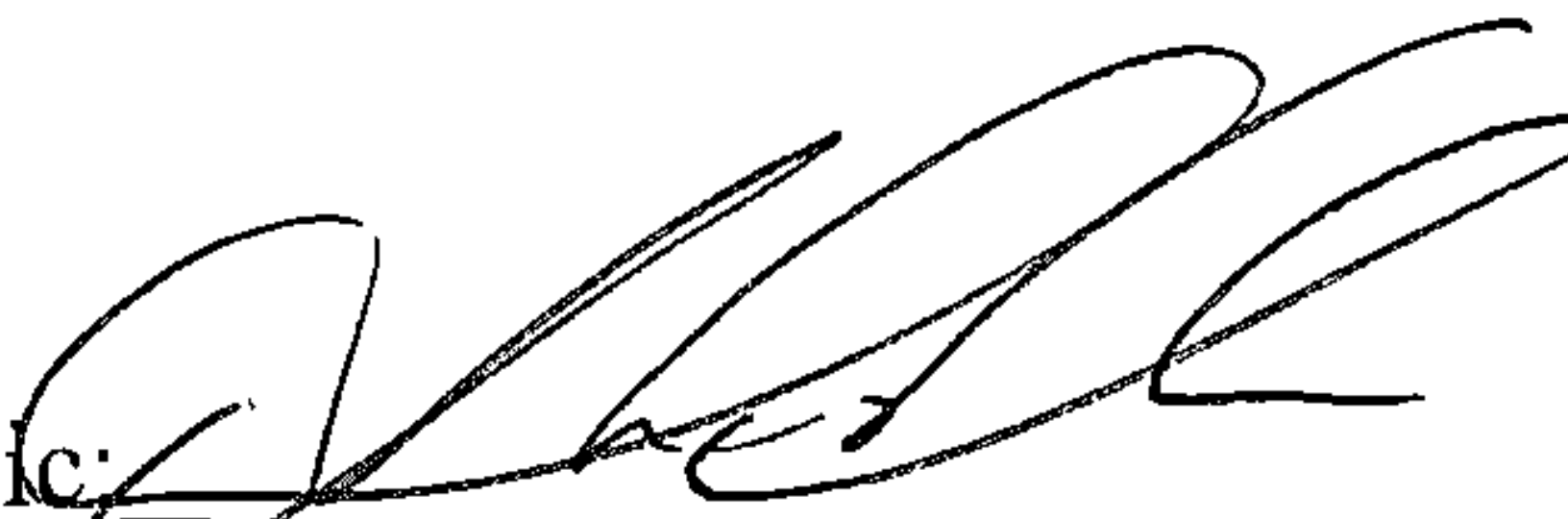

Print Name: Alana L. Fleischer
Address: 1819 Main St, Ste 610
Sarasota, FL 34236

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of May, 2026, by Hector A. Borja, who is personally known to me or who has produced Florida Drivers license as identification.

[Notary Seal]



Notary Public: 
Print Name: Alana L. Fleischer
My Commission Expires: _____